

**Town of West Hartford Conservation and Environment Commission**  
**Meeting Minutes**  
**March 26, 2018, 7:00 PM**  
**Town Hall, Room 314**

The Commission was called to order at 7:03 P.M.

**Roll Call:** Ryan Langan, Stefanie Keohane, Ted Newton, Emilee Scott, and Matt Macunas

**Old Business:** Langan moved to adopt the minutes from the January 22<sup>nd</sup> meeting, seconded by Keohane.

**572 Fern Street-** Application (IWW #1075) of Town of West Hartford (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018.)

**572 Fern Street-** Application (IWW #1076) of Town of West Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to extend a Town fiber optic cable on the ASD campus, which includes digging an approximately three (3) feet deep and one (1) foot wide trench. Construction of a new sidewalk is also being proposed from the campus to Fern Street. (Submitted for IWWA receipt on April 2, 2018.)

Applicant Town of West Hartford represented by Robert Palmer, Director of Plant and Facility Services for Town of West Hartford and Board of Education (BOE). Palmer provided background on how the BOE is renting space at American School for the Deaf (ASD). Various programs administered here - Wave, Achieve and Strive – are housed at ASD’s Cogswell Building.

The Town seeks to improve transportation options for ASD program attendees. Currently program attendees use a bus stop on North Main Street, which is a significant distance from the Cogswell Building. There is a closer bus stop on Fern Street, and students require a footpath to access it. The Applicant wants to formalize a pathway through wetlands-labeled area associated with Trout Brook. An existing 5-foot dirt path would be improved to an 8-foot paved pathway connecting the driveway of ASD’s guesthouse to its campus. The pathway would accommodate a light truck for fill removal. Applicant proposes impervious surface, citing expressed preferences of student and faculty and the requirement that the path be handicapped accessible.

The Project would also run underground conduit alongside driveway creating a new path for fiberoptic cable. Pending approval, construction would occur over two weeks during spring 2018.

**8 Dodge Drive-** Application (IWW #1078) of Edward and Judy Lewis (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install a 10' x 14' shed. (Submitted for IWWA receipt on April 2, 2018.)

Property owner Ed Lewis presented as the Applicant. The entire property is within the regulated area.

Three tree stumps will be removed and the area leveled. A new shed will be placed on cement blocks; the blocks sit on top of ¾ inches of crushed stone.

There is a seasonal intermittent brook running through the property, about 40 feet by estimate from the shed area. The shed area will be reduced 6 inches from its current elevation, which itself is in a high area of the property.

**54 Old Oak Road-** Application (IWW# 1079) of Klaudia Rodrigues (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to fill and grade a portion of the rear yard that falls within the upland review area. The area of disturbance is approximately 95 feet from the wetland regulated area. (Submitted for IWWA receipt on April 2, 2018.)

Property owner Klaudia Rodriguez presented as the Applicant.

The proposed project is to fill and grade a portion of the backyard for aesthetic and enjoyment purposes. Once the 676 cubic feet of fill is graded it will be covered with grasses and wildflowers.

Per the Applicant, in the 1980's a pool company constructed a swale that has since adversely affected water runoff. Construction is proposed to repair the swale, also characterized as a cliff. Construction would level it so as to have runoff dissipate over a larger stretch of the yard rather than further channelizing the "cliff" area. To the same point on runoff, CEC asked into the relative heights of neighboring properties.

**956 New Britain Avenue-** Application (IWW #1080) of Essam Tinawi on behalf of West Hartford Sunoco, LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the construction of an approximately 1,300 s.f. addition to the existing store and will be located on what is currently an existing parking area. (Submitted for IWWA receipt on April 2, 2018.)

Jack Kemper of Kemper Associates Architects and Brian Denno of Denno Land Surveying presented for Applicants.

A Sunoco gas station plans to more than double its existing building footprint to modernize its amenities.

The existing building sits on an already-substantial paved parking area that's shared with Dunkin Donuts. Given the existing paved lot characteristics there is no proposed change to impervious surfaces. Applicant proposes removing concrete curbing against the Park River and installing a stone line for water quality filtration.

Portions of an existing chain link fence will be pushed back further to the edge of property closest to Park River; this area is currently overgrown with invasive species. Applicant proposes to remove invasive species around the periphery of the property. Plantings for friendly bird species would be installed. Any removed material will be removed from the site altogether.

**56 Hunter Drive-** Application (IWW #1081) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to raze the existing residence, construct a new single-family dwelling and perform associated site improvements. (Submitted for IWWA receipt on April 2, 2018.)

Applicant is represented by: engineer Dave Whitney, Kemper Associates Architects, soil scientist Michael Klein, and owner Taylor Scyocurka.

Proposal is to remove an existing house and construct a larger house and larger driveway. Ancillary work includes repairing stone wall on either side of a channel, adding rip rap to a channel and installing a pool and patio. The proposal increases the house's footprint by 39% and increases the driveway by 144%, resulting in over 5,000 square feet of additional impervious surface. The basement is anticipated to be 600 – 800 square feet larger.

To offset the additional impervious surface, Applicant proposes two stormwater treatment areas be created. One stormwater treatment area receives runoff from the driveway, and another stormwater treatment area receives water from the house and pool area. The proposed areas are anticipated to capture the 1st inch of storm water runoff. (Ninety percent of storms provide less than an inch of runoff.)

An anti-tracking pad is proposed for the property's entrance, and temporary sediment basins installed at the construction site along with a silt fence and silt sock perimeter.

An artificial watercourse exists that is low in the summer. The stonework along the watercourse channel is somewhat unstable and has resulted in undermined vegetation. Existing fallen trees will be removed from across the watercourse with a boom. There's a bit of over-bank flood storage in the alluvial soils on the eastern side of the property. Applicant proposes removing invasive species, as well as four mature trees.

2008 FEMA flood zone maps were amended at request of applicant via a Letter of Map Amendment, correcting that the entire property is not "underwater" as had been previously determined at places of certain step-downs in elevation. Applicant anticipates FEMA approval of the proposed flood line through a conditional letter of map revision, but in the meantime is beginning the review process. Applicant plans to present to Planning and Zoning during the first week of May. Whole house construction is anticipated to last one year.

**1678 Asylum Avenue (University of Saint Joseph)**- Application (IWW #1082) of the University of Saint Joseph requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018.)

**1678 Asylum Avenue (University of Saint Joseph)**- Application (IWW #1083) of the University of Saint Joseph) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install temporary office space, which is located in the wetland regulated area. (Submitted for IWWA receipt on April 2, 2018.)

[NOT PRESENT, SKIPPED ON AGENDA]

Adjournment at 8:36pm motioned by Langan, seconded by Newton.